

030568

NO TRANSFER
TAX PAIDWARRANTY DEED
Joint Tenancy

55-1-41 ✓

51-75

Know All Men By These Presents

That Jane L. Cullen of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Jane L. Cullen and William J. Cullen of Waterville in the County of Kennebec and State of Maine, and whose mailing address is 18 Glen Avenue, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Jane L. Cullen and William J. Cullen as joint tenants and not as tenants in common, their heirs and assigns forever;

A certain lot or parcel of land situated in Waterville, Kennebec County, Maine, and bounded and described as follows:

Beginning at a point in the southerly line of Glen Avenue in said Waterville three hundred (300) feet westerly from the intersection of the said southerly line of Glen Avenue and the westerly line of Merrill Street according to a plan of Mayflower Realty Company of Waterville, Maine, made by Sherman K. Smith, C.E. dated July 31, 1954, and recorded in the Kennebec County Registry of Deeds at Augusta, Maine, September 7, 1954, Book 17 B Page 187; thence westerly in the southerly line of Glen Avenue one hundred (100) feet; thence southerly in a line at right angles with Glen Avenue one hundred (100) feet; thence easterly at a right angle in a line parallel to Glen Avenue one hundred (100) feet; thence northerly at a right angle one hundred (100) feet to the point of beginning in the southerly line of Glen Avenue.

This deed is given subject to restrictions as contained in warranty deed in joint tenancy from Mayflower Realty Company to William J. Cullen and Jane L. Cullen dated July 16, 1955, and recorded in the Kennebec County Registry of Deeds Book 1010 Page 110.

Being the same premises conveyed to Jane L. Cullen by William J. Cullen dated October 3, 1985, and recorded in the Kennebec County Registry of Deeds Book 2864 Page 73.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jane L. Cullen and William J. Cullen as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Jane L. Cullen have hereunto set my hand and seal this 27th day of December, 1988.

Signed, Sealed and Delivered
in the presence of

Kathie A. Sawtelle

Jane L. Cullen

STATE OF MAINE
KENNEBEC, SS.

DATE: December 27, 1988

Personally appeared the above named Jane L. Cullen and acknowledged the above instrument to be her free act and deed.

SEAL

Before me,

Kathie A. Sawtelle
Notary Public

RECEIVED KENNEBEC SS.

1988 DEC 30 AM 9:00

WITNESSES: James A. Sawtelle
REGISTER OF DEEDS

Kathie A. Sawtelle
Notary Public
My Commission Expires 8-21-94